

Message Text

LIMITED OFFICIAL USE

PAGE 01 DJIBOU 00006 061409Z
ACTION AF-10

INFO OCT-01 ISO-00 FBO-02 ABF-01 L-03 /017 W
-----070347 061414Z /45
P 060600Z JUL 77
FM AMCONSUL DJIBOUTI
TO SECSTATE WASHDC PRIORITY 119

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FOR AF/EX AND A/FBO

E.O. 11652: N/A
TAGS: AFSP ABLD
SUBJECT: NEGOTIATIONS ON NOB/RESIDENTIAL SPACE

REF: DJIBOUTI #

1. CHARGE WISHES NOTE A FEW FACTS PERTINENT TO ONGOING NEGOTIATIONS CONCERNING NOB/RESIDENTIAL OFFICE SPACE. I DISLIKE ASKING TO INCREASE THE OFFER, BUT WOULD LIKE AUTHORIZATION TO INCREASE THE ANTE TO \$65,000 PER ANNUM. THESE PROPERTIES ARE CERTAINLY NOT WORTH THIS MUCH MONEY; HOWEVER, INTANGIBLE MATTERS PARTICULARLY THE FACT THAT SECURITY CAN BE BETTER ASSURED ON THIS LOCATION MAKE SUCH AN OFFER ESSENTIAL. ANOTHER MATTER WHICH I DID NOT FACTOR INTO FIRST OFFER IS THAT BESSE WILL BE OBLIGED TO PAY APPROXIMATELY \$12,000 A YEAR IN TAXES ON LEASE, BASED ON LOCAL FLAT 21 PERCENT LEVY ON EVERY ARTICLE AND SERVICE SOLD IN DJIBOUTI REPUBLIC.

2. MRS. CLARKE HAS MADE A DETAILED SURVEY OF COSTS RECONSTRUCTION AND REFURBISHMENT OF PROPERTY. EVERY LOCAL TRADESMAN OR SERVICE DEALING WITH ELECTRICITY, PLUMBING, DRY WALL RECONSTRUCTION, ROOFING ETCN HAS BEEN CONTACTED. IF WE WERE TO CONTRACT FOR EVERY SERVICE NECESSARY TO REFURBISH THESE HOUSES, IT WOULD COST \$40,000 TO
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\$50,000 PER HOUSE. THIS IS CLEARLY IMPOSSIBLE AND EVEN RIDICULOUS.
FYI: A NEW THREE-BEDROOM HOUSE, EXCLUSIVE OF SPECIAL ELECTRICAL EQUIPMENT AND LAND, WOULD COST ABOUT \$70,000 TO CONSTRUCT IN DJIBOUTI AT
PRESENT TIME. IT WILL BE NECESSARY TO BUDGET AT LEAST \$100,000 FOR THE FOUR RESIDENCES TO BE OCCUPIED BY STATE PERSONNEL (EXCLUSIVE OF

COSTS FOR NOB) TO REBUILD
KITCHENS AND BATHROOMS AND TO IMPROVE ELECTRICAL INSTALLATION.
REPLACEMENT OF WOODEN DOORS AND WINDOWS WHICH ARE OLD, UGLY AND
CLUMSY WILL PROBABLY HAVE TO BE GIVEN A LOWER PRIORITY. WE ASSUME
THAT AN IMPROVED SECURITY PERIMETER WILL MAKE INSTALLATION OF
WINDOW GRILLS UNNECESSARY ON RESIDENTIAL BUILDINGS.

3. WE ARE DOING OUR BEST TO COMPLETE THE LEASE NEGOTIATIONS AND WILL
BE ABLE TO SUBMIT PICTURES, SOME OF THE FLOORPLANS (BEING
DRAWN BY MRS. CLARKE) AND PROPOSALS FOR RECONSTRUCTION WITH FACTS
AND FIGURES WITHIN A FEW DAYS. ONCE THE LEASE IS APPROVED BY THE
DEPARTMENT WE SHOULD BE ABLE TO MOVE INTO THE RESIDENCE BY THE END
OF THIS MONTH. REQUEST DEPARTMENT INFORM SOONEST WHERE WE STAND
ON THIS ONE.
CLARKE

NOTE BY OC/T: # REF OMITTED.

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NNN

*** Current Handling Restrictions *** n/a

*** Current Classification *** UNCLASSIFIED

Message Attributes

Automatic Decaptioning: X
Capture Date: 01-Jan-1994 12:00:00 am
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: AIR TRANSPORTATION, COFFEE
Control Number: n/a
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Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
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Disposition Event:
Disposition History: n/a
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Disposition Remarks:
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Review Exemptions: n/a
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